

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	18	+ 12.5%	187	136	- 27.3%
Closed Sales	11	9	- 18.2%	182	120	- 34.1%
Median Sales Price*	\$1,250,000	\$1,400,000	+ 12.0%	\$1,500,163	\$1,460,000	- 2.7%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	39	30	- 23.1%	25	31	+ 24.0%
Percent of Original List Price Received*	95.4%	97.0%	+ 1.7%	104.6%	99.7%	- 4.7%
New Listings	12	17	+ 41.7%	232	174	- 25.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

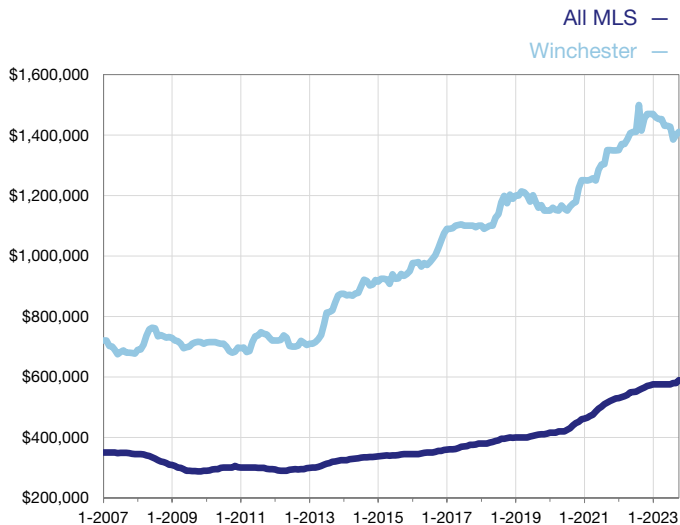
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	67	47	- 29.9%
Closed Sales	4	5	+ 25.0%	72	46	- 36.1%
Median Sales Price*	\$830,000	\$703,000	- 15.3%	\$754,000	\$769,000	+ 2.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	45	48	+ 6.7%	37	32	- 13.5%
Percent of Original List Price Received*	90.4%	95.4%	+ 5.5%	99.3%	101.2%	+ 1.9%
New Listings	1	3	+ 200.0%	74	59	- 20.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

